

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	-55	ORVIS RD, ARLINGTON

OWNERSHIP

Owner 1:	EVETT BENJAMIN R & MARIANNE R			
Owner 2:	EDWARDS KELLI M			
Owner 3:				
Street 1:	53 ORVIS ROAD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	EVETT BENJAMIN & MARIANNE -		
Owner 2:	EDWARDS KELLI M -		
Street 1:	53 ORVIS ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,985 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2758 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11444	Total SF/SM:	4985
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4985.000	547,500	3,700	455,600	1,006,800
Total Card	0.114	547,500	3,700	455,600	1,006,800
Total Parcel	0.114	547,500	3,700	455,600	1,006,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		365.06	/Parcel: 365.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	546,100	3700	4,985.	455,600	1,005,400	1,005,400	Year End Roll	12/18/2019
2019	104	FV	421,800	3700	4,985.	484,100	909,600	909,600	Year End Roll	1/3/2019
2018	104	FV	421,800	3100	4,985.	353,100	778,000	778,000	Year End Roll	12/20/2017
2017	104	FV	394,200	3100	4,985.	307,600	704,900	704,900	Year End Roll	1/3/2017
2016	104	FV	394,200	3100	4,985.	262,000	659,300	659,300	Year End	1/4/2016
2015	104	FV	348,800	3100	4,985.	256,300	608,200	608,200	Year End Roll	12/11/2014
2014	104	FV	348,800	3100	4,985.	210,700	562,600	562,600	Year End Roll	12/16/2013
2013	104	FV	363,900	3100	4,985.	200,500	567,500	567,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
6/24/2014	External Ins	PC	PHIL C
4/2/2009	Meas/Inspect	163	PATRIOT
11/9/2000	Hearing N/C	189	PATRIOT
6/13/2000	MLS		
12/13/1999	Inspected	263	PATRIOT
9/24/1999	Mailer Sent	263	PATRIOT
9/24/1999	Measured	263	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

ed	Alt	%	Spec	J	East	Use Value	Notes
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[illegible]

455,641	Spl Credit		Total:	455,600
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APPAISED:	1,006,800 /	1,006,800
USE VALUE:	1,006,800 /	1,006,800
ASSESSED:	1,006,800 /	1,006,800



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	5899
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!620!

PRINT

Date	Time
12/10/20	16:22:22

LAST REV

Date	Time
05/22/18	11:54:24

	danam
	620

AssessPro Patriot Properties, Inc